

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 4

Property ID: R37743

Property Information

property address: 705 S TEXAS AVE

legal description: PHILLIPS, BLOCK 25 (PT OF)

owner name/address: GODINEZ, JAVIER & SHIRLEY J

2913 MINNESOTA AVE

BRYAN, TX 77803-1009

full business name: M. BAPTISTMO

land use category: Comm. Ret.

type of business: CLOTHING STORE

current zoning: C3

occupancy status: OCCUPIED

lot area (square feet): 8736

frontage along Texas Avenue (feet): 81

lot depth (feet): 113

sq. footage of building: 2668

property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards

Improvements

of buildings: 1 building height (feet): 25 # of stories: 2

type of buildings (specify): WOOD FRAME (SINGLE)

building/site condition: 4

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) _____

approximate construction date: 1903

accessible to the public: ☒ yes ☐ no

possible historic resource: ☒ yes ☐ no

sidewalks along Texas Avenue: ☒ yes ☐ no

other improvements: ☐ yes ☒ no (specify) _____

(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no

☒ dilapidated ☐ abandoned ☒ in-use

of signs: 1 type/material of sign: FREESTANDING

overall condition (specify): _____

removal of any dilapidated signs suggested? ☒ yes ☐ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☐ yes ☒ no

of available off-street spaces: 5

lot type: ☒ asphalt ☐ concrete ☐ other _____

space sizes: _____

sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition: Bad; POT HOLES, DETERIORATING, ETC.

end islands or bay dividers: ☐ yes ☒ no

landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 1 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☒ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☒ no meet opposite separation requirements: ☐ yes ☒ no

Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: _____

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☐ no

Other Comments:

* SIGNS OF LIVED IN STORE (EXERCISE EQUIPMENT ON FRONT PORCH)